

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

October 4, 2004

PRESENT: Tom Cowan, Chair
Mark Decker
Terry Janicz
Don Hoefler
Rick Meahl
Andy Kelkenberg
Rebecca Baker, Zoning Officer
Christine Falkowski, Planning Board Clerk

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

Subway Restaurant – Main Road – Conditions of Change in Use Site Plan

The contractor, Fritz Kohl, and Jim Pixley, representing Mr. McConnaughey, were present. Work on the leachfield for the septic system has begun. Driveway access and parking spot for the house (on the same lot) was discussed. It was decided that a letter from the owner, Mr. McConnaughey, stating that there is a dedicated parking spot and shared west driveway access would be satisfactory to the Board. Certificate of Occupancy will require receipt of this letter AND completion of the leachfield.

Minutes Review

Tom motioned to approve the minutes of September 27th, seconded by Rick. Motion carried. Mark motioned to approve the minutes of September 13th with changing “Marty” to “Building Inspector”, seconded by Rick. Motion carried.

Route 5 Rezoning

The September 27th memo from Drew Reilly was reviewed:

1. Allow landscaping/construction contractors in C-2 zone with special use permit?
2. Not extend boundary of zoning along escarpment so far to the north?
3. Allow drive-thru's or permit as accessory use?

Rural transition area along south side of Main Street C-1 (multi-family OK; no single family)? Master Plan calls for this particular area to be transition area. The Planning Board will consider these issues for the next meeting.

Flaglots/Open Development Ordinance

The Board reviewed the revisions to the draft document “Open Development Areas”. Tom asked the Board to be prepared to make a recommendation to the Town Board at the next meeting.

Special Use Permits in RA Zone for Commercial Enterprises

Copies of Codes from surrounding towns will be purchased and provided to the Board to review how others handle this issue.

Political Signs

Nathan Neill shared with the Board that the new sign code should include language that political signs are allowed without a permit. The Code should also be amended to state that political signs must be taken down within seven days after Election Day.

Andrew Casolini discussed with the Board the issue of drainage and guidelines for subdivisions.

Next meeting: Monday, October 18, 2004 at 7:30PM

Andy motioned to adjourn the meeting 9:35 PM, seconded by Terry. Motion carried.

Respectfully submitted,
Christine Falkowski, Recording Secretary